

SNAPSHOT of HOME Program Performance--As of 03/31/09
Local Participating Jurisdictions with Rental Production Activities



Participating Jurisdiction (PJ): St. Louis County Consortium

State: MN

PJ's Total HOME Allocation Received: \$12,974,102

PJ's Size Grouping*: C

PJ Since (FY): 1992

Category	PJ	State Average	State Rank	Nat'l Average	Nat'l Ranking (Percentile):**		
					Group	C	Overall
Program Progress:			PJs in State:	6			
% of Funds Committed	96.84 %	92.03 %	1	91.92 %	86		88
% of Funds Disbursed	93.98 %	87.00 %	1	82.65 %	94		95
Leveraging Ratio for Rental Activities	5.16	10.82	1	4.67	100		100
% of Completed Rental Disbursements to All Rental Commitments***	100.00 %	99.45 %	1	81.09 %	100		100
% of Completed CHDO Disbursements to All CHDO Reservations***	78.82 %	79.94 %	5	68.72 %	59		62
Low-Income Benefit:							
% of 0-50% AMI Renters to All Renters	86.09 %	87.89 %	5	79.93 %	51		57
% of 0-30% AMI Renters to All Renters***	64.35 %	55.80 %	2	44.94 %	78		83
Lease-Up:							
% of Occupied Rental Units to All Completed Rental Units***	100.00 %	99.59 %	1	94.87 %	100		100
Overall Ranking:			In State:	3 / 6	Nationally:	92	94
HOME Cost Per Unit and Number of Completed Units:							
Rental Unit	\$16,003	\$28,921		\$25,717	115	Units	8.20 %
Homebuyer Unit	\$6,408	\$12,072		\$14,669	1,048	Units	75.10 %
Homeowner-Rehab Unit	\$11,573	\$12,968		\$20,391	232	Units	16.60 %
TBRA Unit	\$0	\$2,148		\$3,201	0	Units	0.00 %

* - A = PJ's Annual Allocation is greater than or equal to \$3.5 million (55 PJs)

B = PJ's Annual Allocation is less than \$3.5 million and greater than or equal to \$1 million (202 PJs)

C = PJ's Annual Allocation is less than \$1 million (293 PJs)

** - E.g., a percentile rank of 70 means that the performance exceeds that of 70% of PJs.

***- This category is double-weighted in compiling both the State Overall Ranking and the National Overall Ranking of each PJ.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

Program and Beneficiary Characteristics for Completed Units

Participating Jurisdiction (PJ): St. Louis County Consortium MN

Total Development Costs:
(average reported cost per unit in
HOME-assisted projects)

	Rental	Homebuyer	Homeowner
PJ:	\$65,885	\$64,855	\$15,860
State:*	\$77,714	\$109,012	\$6,135
National:**	\$91,120	\$73,223	\$23,149

CHDO Operating Expenses:
(% of allocation)

PJ: 3.7 %
National Avg: 1.1 %

R.S. Means Cost Index: 1.09

	Rental %	Homebuyer %	Homeowner %	TBRA %		Rental %	Homebuyer %	Homeowner %	TBRA %
RACE:					HOUSEHOLD TYPE:				
White:	93.9	97.6	94.8	0.0	Single/Non-Elderly:	47.8	27.0	22.4	0.0
Black/African American:	0.0	0.3	1.3	0.0	Elderly:	15.7	1.5	27.2	0.0
Asian:	0.0	0.0	0.0	0.0	Related/Single Parent:	22.6	33.0	20.3	0.0
American Indian/Alaska Native:	6.1	1.2	3.4	0.0	Related/Two Parent:	5.2	27.6	26.7	0.0
Native Hawaiian/Pacific Islander:	0.0	0.0	0.0	0.0	Other:	8.7	10.9	3.4	0.0
American Indian/Alaska Native and White:	0.0	0.0	0.0	0.0					
Asian and White:	0.0	0.0	0.0	0.0					
Black/African American and White:	0.0	0.1	0.0	0.0					
American Indian/Alaska Native and Black:	0.0	0.0	0.0	0.0					
Other Multi Racial:	0.0	0.1	0.0	0.0					
Asian/Pacific Islander:	0.0	0.2	0.0	0.0					
ETHNICITY:									
Hispanic	0.0	0.5	0.4	0.0					
HOUSEHOLD SIZE:					SUPPLEMENTAL RENTAL ASSISTANCE:				
1 Person:	59.1	24.8	37.1	0.0	Section 8:	23.5	0.2 [#]		
2 Persons:	21.7	26.0	24.6	0.0	HOME TBRA:	0.0			
3 Persons:	11.3	24.0	15.5	0.0	Other:	60.0			
4 Persons:	5.2	18.8	12.5	0.0	No Assistance:	16.5			
5 Persons:	1.7	5.2	4.7	0.0					
6 Persons:	0.9	1.0	3.0	0.0					
7 Persons:	0.0	0.0	0.4	0.0					
8 or more Persons:	0.0	0.2	2.2	0.0					
					# of Section 504 Compliant Units / Completed Units Since 2001			2	

* The State average includes all local and the State PJs within that state

** The National average includes all local and State PJs, and Insular Areas

Section 8 vouchers can be used for First-Time Homebuyer Downpayment Assistance.



**HOME PROGRAM
SNAPSHOT WORKSHEET - RED FLAG INDICATORS**
Local Participating Jurisdictions with Rental Production Activities

Participating Jurisdiction (PJ): St. Louis County Consortium

State: MN

Group Rank: 92
(Percentile)

State Rank: 3 / 6 PJs

Overall Rank: 94
(Percentile)

Summary: 0 / Of the 5 Indicators are Red Flags

FACTOR	DESCRIPTION	THRESHOLD*	PJ RESULTS	RED FLAG
4	% OF COMPLETED RENTAL DISBURSEMENTS TO ALL RENTAL COMMITMENTS	< 71.84%	100	
5	% OF COMPLETED CHDO DISBURSEMENTS TO ALL CHDO RESERVATIONS	< 47.80%	78.82	
6	% OF RENTERS BELOW 50% OF AREA MEDIAN INCOME	< 70%**	86.09	
8	% OF OCCUPIED RENTAL UNITS TO ALL RENTAL UNITS	< 90.38%	100	
"ALLOCATION-YEARS" NOT DISBURSED***		> 3.360	1.13	

* This Threshold indicates approximately the lowest 20% of the PJs

** This percentage may indicate a problem with meeting the 90% of rental units and TBRA provided to households at 60% AMI requirement

*** Total of undisbursed HOME and ADDI funds through FY 2005 / FY2005 HOME and ADDI allocation amount. This is not a SNAPSHOT indicator, but a good indicator of program progress.

Source: Data entered by HOME Participating Jurisdictions into HUD's Integrated Disbursement and Information System (IDIS)

HOME Program Performance SNAPSHOT

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